



Somerville Cottage, Meadow View, Welford Road
Knaptoft, Leicestershire

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Somerville Cottage Meadow View Welford Road Knaptoft Leicestershire LE17 6PA

A charming brand new three bedroom detached home with stunning far reaching country views

North Kilworth 4.5 miles, Market Harborough 8 miles, Lutterworth 9 miles, Leicester 12 miles

Kitchen/dining room | Sitting room | Downstairs cloakroom | 3 Bedrooms | En suite | Family bathroom | Underfloor heating to ground floor | Air Source heating | Garage | Driveway | Vehicle charging point | Garden | Countryside views | SAP Rating B

The property

Somerville Cottage has been thoughtfully designed to a high standard and detail, ideal for today's modern living. The property which has accommodation over two floors benefits from modern fixture and fittings including zoned underfloor heating to the ground floor, air source heating, vehicle charging point, well equipped kitchen/dining room, stylish bathroom and en suite and garage, whilst enjoying stunning far reaching views over the countryside.

An attractive entrance porch leads to a welcoming hallway with luxury vinyl flooring, doors leads to the sitting room, kitchen/dining room and cloakroom, the staircase leads to the first floor from the entrance hall. The well-equipped kitchen area with luxury vinyl flooring offers a range of wall and floor units with Belfast style sink and quartz work tops. The modern appliances consist of an AEG induction hob

with extractor fan above, oven, dishwasher and upright fridge freezer. The dining area which has the same flooring as the kitchen, has double opening doors which lead to the rear garden, ideal for entertaining and alfresco dining, there is an additional door which leads to the garage from the kitchen/dining room. The triple aspect sitting room with luxury vinyl flooring has views over the rear garden and countryside, double opening doors lead to the rear garden and patio.

On the first floor there are three bedrooms, stylish family bathroom and en suite. The front aspect principal bedroom benefits from a three piece en suite including a full width shower with rain fall shower head, heated towel rail and tiled flooring. Bedroom three enjoys countryside views to the rear. The three piece family bathroom comprises a full width bath incorporating a shower with rain fall shower head, wash hand basin with drawers under, tiled floor and heated towel rail.





Outside

The rear garden which is mainly laid to lawn measures approximately 14.3 metres (max) wide by 12.3 metres in depth and has a paved patio, power and lighting and outside tap, a pathway leads to a gate giving side access to front. The rear garden boasts wonderful far reaching views over the countryside.

Somerville Cottage is approached by a gravelled driveway giving parking for numerous vehicles and is complemented by a garage with electric door, the garage has eaves storage space, power and light and personal door to the rear garden. The front garden is mainly laid to lawn with borders and is enclosed by post and rail fencing, a paved pathway leads to the front door with outside courtesy lighting, there is also a charging point for an electric vehicle. The Mitsubishi air source heat pump is located behind the garage in the rear garden.

Location

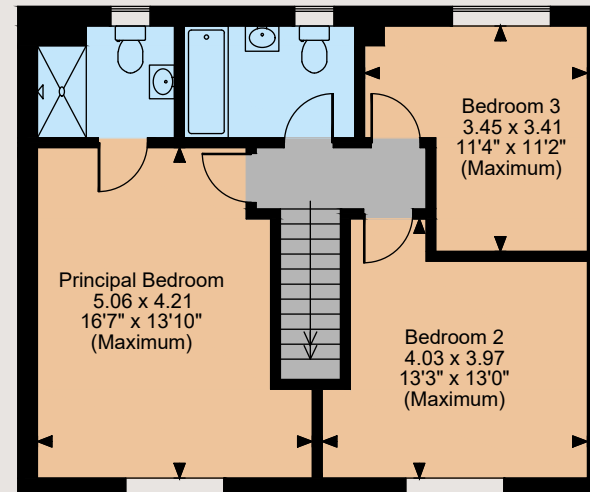
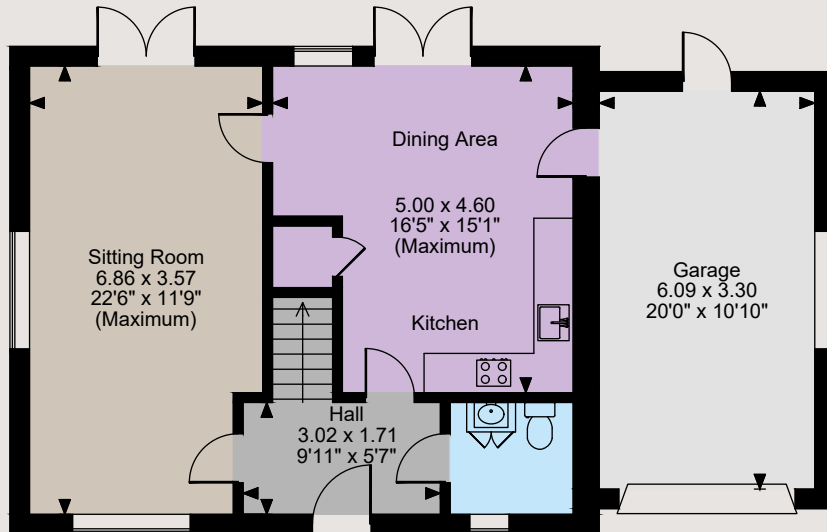
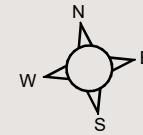
Meadow View is surrounded by beautiful countryside, located within the heart of the hamlet of Knaptoft. North Kilworth is 4.5 miles away and offers a good range of local amenities including a petrol station with general store and post office, well regarded primary school and the White Lion public house. A further range of amenities can be found in Lutterworth, Leicester city centre and the Medieval market town of Market Harborough.

There are a brilliant selection of schools in the area, in both the state and private sectors to include Arnesby C of E Primary School, Gilmorton Chandler Primary School, Lutterworth High School, Lutterworth College, Rugby School, Brooke House College and Leicester Grammar School.

Commuter links are excellent with Knaptoft being in easy reach of the M1, A14 and M6. There is a rail service available in Market Harborough that provides a direct line to London St. Pancras in approximately one hour, whilst Birmingham airport is also within an hour's drive.



Floorplans
House internal area 1,220 sq ft (113 sq m)
Garage internal area 216 sq ft (20 sq m)
For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.
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Directions

Follow Sat Nav to LE17 6PA
What3words companies.presume.craft

General

Local Authority: Leicestershire country council and Harborough district council.
Services: Air source heat pump. Mains water and electric. Private water treatment plant, shared drainage.
Council Tax: Unallocated
Tenure: Freehold
Guide Price: £475,000
Warranty: LABC - 10 years
Agents note: There will be a management charge per dwelling to contribute to the communal areas and private drainage etc. Please consult with your solicitor for verification.

Shrewsbury

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